

AGENDA SUMMARY PAGE - PLANNING & DEVELOPMENT
CITY COUNCIL MEETING OF: FEBRUARY 7, 2007

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: M. MARGO WHEELER

☐ Consent ☒ Discussion

SUBJECT:

SPECIAL USE PERMIT

SUP-17737 - PUBLIC HEARING - APPLICANT/OWNER: DURANGO STRUCTURES, LLC
 - Request for a Special Use Permit FOR A DRIVE-THRU RESTAURANT on 3.82 acres at the northeast corner of Centennial Parkway and Durango Drive (APN 125-20-801-002), T-C (Town Center) Zone [SC-TC (Service Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross). Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL

PROTESTS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

APPROVALS RECEIVED BEFORE:

Planning Commission Mtg.

0

City Council Meeting

0

RECOMMENDATION:

Staff recommends DENIAL. The Planning Commission (7-0 vote) recommends APPROVAL, subject to conditions.

BACKUP DOCUMENTATION:

1. Location and Aerial Maps
2. Conditions and Staff Report
3. Supporting Documentation
4. Justification Letter

Motion made by STEVEN D. ROSS to Approve Subject to Conditions

Passed For: 7; Against: 0; Abstain: 0; Did Not Vote: 0; Excused: 0

LOIS TARKANIAN, LAWRENCE WEEKLY, LARRY BROWN, OSCAR B. GOODMAN, GARY REESE, STEVE WOLFSON, STEVEN D. ROSS; (Against-None); (Abstain-None); (Did Not Vote-None); (Excused-None)

Minutes:

MAYOR GOODMAN declared the Public hearing open for Item 127 [SUP-17737] and Item 128 [SDR-17735].

TOM McGOWAN expressed concern about a unanimous Planning Commission recommendation for approval while the staff recommended denial. The conflict gives the appearance of being arbitrary. MARGO WHEELER, Director of Planning and Development Department, clarified that the waiver request could be accommodated with a redesign and

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project reduction. Based on the clarification, MR. McGOWAN recommended approval of the applications.

DAVID CLAPSADDLE, GC Garcia, 1711 Whitney Mesa Drive, Henderson, appeared on behalf of the applicant with MARK MICHAELSON, Naybell Architecture, 7180 Dean Martin Drive.

MR. CLAPSADDLE indicated his understanding of the importance of this site and the need to continue development that raises the bar for the Town Center area. He showed site and landscaping plans depicting landscaping along Centennial Parkway. They improved the design, working with staff to provide the drive through with enough room for left or right turns and made Juliano a cul-de-sac for additional access. MR. CLAPSADDLE agreed with all conditions.

COUNCILMAN ROSS commented on the difficulty of the property, given the elevation changes, and commended the applicant on their efforts and the architecture of the project.

BART ANDERSON, Public Works, read into the record an added condition for the Site Development Plan Review, with which MR. CLAPSADDLE concurred.

MAYOR GOODMAN declared the Public hearing closed for Item 127 [SUP-17737] and Item 128 [SDR-17735].

